

CITY OF YUBA CITY
STAFF REPORT

Date: November 20, 2018
To: Honorable Mayor & Members of the City Council
From: Finance Department
Presentation By: Robin Bertagna C.P.A, Finance Director

Summary

Subject: Development Impact Fees – Annual Report

Recommendation: A. Accept the AB1600 Annual Report.
B. Adopt a Resolution finding that there is a reasonable relationship between current needs for the fees and the purposes for which they were originally collected.

Fiscal Impact: Council's adoption of the attached Resolution and acceptance of the AB1600 Annual Report allows the City to continue programming funds that have been held by the City for more than five (5) years.

Purpose:

To comply with reporting requirements and allow the City to continue programming development impact fees that have been held by the City for more than five (5) years.

Background:

In 1989, Section 66000 et seq. of the Government Code became effective. When passed in 1987, this section was known as AB1600. When the Legislature passed AB1600, it added a new chapter to the Government Code on fees for development projects. The chapter sets forth a number of requirements that local agencies must follow if they are to establish development fees to defray the cost of construction of public facilities related to development projects, including annual reporting requirements.

In October 2007, the City of Yuba City's AB1600 fee study was updated and Resolution 07-101 was adopted establishing new development impact fees. Through the General Plan and fee studies, the City of Yuba City has established the nexus between development, the capital improvements necessary to mitigate the effects of development, and approved fees to fund the mitigation measures.

The City of Yuba City development fees covered by AB1600, and documented in Exhibit B, include the following:

- Parks and Recreation impact fee
- Fire Protection impact fee
- Library Services impact fee
- Police Protection impact fee

- Road impact fee
- Animal Control impact fee
- Civic Center impact fee
- Corporation Yard impact fee
- Levee impact fee
- Administration impact fee
- Buttes Vista impact fee

The nature of AB1600 funds is such that timing of receipt of revenues and construction of the related capital projects rarely coincide. Ideally, revenues will be collected over time and accumulated until a development related project is needed. In certain instances, the City has constructed priority projects in advance of collecting sufficient funds through borrowing from other City funds, or by issuing long term external debt. This practice has resulted in certain categories of the AB1600 funds to operate with a deficit balance.

With each development the City collects certain developer fees that are subject to the reporting requirement. The various fees are listed on the attached report (Exhibit B) along with detailed expenditure and revenue reports for each fee the City collected.

Analysis

In order for the City to be in compliance with the reporting requirements listed on Exhibit A (specifically, requirement No. 5), the Council must make certain findings as outlined in this report. Although AB1600 requires fees collected from developers be expended within five years, the law, as noted previously, also allows exceptions. Exceptions are provided in recognition that some project costs can be of a magnitude that it takes more than five years to accrue adequate funds; or matching funds may not be available within the five-year period.

In using the expenditure and revenue reports to determine whether the fees have been spent within five years of collection, the total expenditures and transfers-out over the five-year period must be added together, and then that total must be subtracted from the earliest fund balance (July 1, 2013). In a number of instances, this calculation shows that not only have fees collected five years ago been spent, but depending on the category, fees collected in ensuing years have also been spent.

To comply with requirement No. 5 above, the City Council must make findings that there is a reasonable relationship between the current need for the fees and the purposes for which they were originally charged. It is important that the City Council make these findings to ensure continued funding of these important programs.

All developer fee categories with the exception of Parks and Recreation, Library Services, Roads, Civic Center, Corporation Yard, Levee, and Buttes Vista impact fees comply with the provision of AB1600 that funds be expended within five years. However, through the council's adoption of the annual Capital Improvement Program and subsequent resolutions, all fund equity balances have been programmed to fund projects.

Fiscal Impact:

Council's adoption of the Resolution and acceptance of the AB1600 Annual Report allows the City to continue programming funds that are more than five (5) years old.

Alternatives:

Do not adopt the Resolution and accept the attached AB1600 Annual Report and make any necessary refunds.

Recommendation:

- A. Accept the AB1600 Annual Report.
- B. Adopt a Resolution finding that there is a reasonable relationship between current needs for the fees and the purposes for which they were originally collected.

Attachments:

- 1. Resolution Annual Report Activity
- 2. AB1600 Annual Reporting Requirements
- 3. Development Impact Fee Activity

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Reviewed By:

Department Head
City Attorney

Submitted By:

Steven C. Kroeger
City Manager

RB

TH via email

ATTACHMENT 1

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
APPROVING THE FINDING THAT THERE REMAINS A REASONABLE RELATIONSHIP
BETWEEN CURRENT NEEDS FOR, PARKS AND RECREATION, LIBRARY SERVICES,
ROADS, CIVIC CENTER, CORPORATION YARD, LEVEE AND BUTTES VISTA IMPACT
FEES AND THE PURPOSE FOR WHICH THEY WERE ORIGINALLY CHARGED
(GOVERNMENT CODE SECTION 66000 et. seq.)**

WHEREAS, the City Council of Yuba City has adopted Ordinance No.1100 creating and establishing authority for imposing and charging a Development Impact Fee within the City;

WHEREAS, the City Council of the City of Yuba City on February 4, 1997, adopted Resolution No. 97-011 establishing a Development Impact Fee within the City to finance those public facilities required by new development as identified in the Yuba City Urban Area General Plan ("Plan") and various studies and reports; and

WHEREAS, the City Council of the City of Yuba City on April 20, 1999, adopted Resolution No. 99-021 establishing Development Impact Fees for repayment of costs associated with the preparation of the Buttes Vista Neighborhood Plan and the acquisition and development of a neighborhood park in the project area; and

WHEREAS, in 2007 the Fee Study was updated and on October 16, 2007 the City Council adopted Resolution 07-101 which established new development impact fees through the preparation of an AB 1600 study. Said study, entitled "Yuba City Update of the AB 1600 Fee Justification Study: dated October 10, 2007 ("Study") is on file with the City Clerk of the City of Yuba City; and

WHEREAS, the City Council on April 4, 2000 adopted Resolution 00-0028 establishing development impact fees for repayment of costs associated with the perimeter conflict mitigation and arterial landscape medians in the Buttes Vista Neighborhood Plan; and

WHEREAS, in August, 2012, the City Council adopted a resolution authorizing an internal financing agreement and reimbursement agreement using the Library's share of impact fees to fund project 1147, Animal Control Facility; and

WHEREAS, the City annually adopts a comprehensive Capital Improvement Program to prioritize identified street and drainage improvements and allocates funds to construct the improvements as mitigation for continued development in the City; and

WHEREAS, these improvements are scheduled to be constructed over time as sufficient funds become available; and

WHEREAS, these identified improvements are of such size that sufficient funds have not been collected or obtained in order to construct these improvements by expending fees collected within the five-year expenditure period provided by Government Code Section 66001(d); and

WHEREAS, fees collected previously and in the future as Parks and Recreation fees are necessary to fund future parks in underserved areas; and

WHEREAS, fees collected previously and in the future as Library Service fees are necessary to fund capital costs, including financing costs, attributable to the impact of new development; and

WHEREAS, fees collected previously and in the future as Roads fees are necessary to fund identified street and drainage improvements; and

WHEREAS, fees collected previously for the Civic Center fees are necessary to fund improvement projects in the future when sufficient balances exist to fund the identified improvements; and

WHEREAS, fees collected previously for the Corporation Yard fees are necessary to fund Corporation Yard improvement projects in the future when sufficient balances exist to fund the identified improvements; and

WHEREAS, fees collected previously for the Buttes Vista fees are necessary to fund neighborhood development costs associated with the preparation of the Buttes Vista Neighborhood Plan, acquisition and development of a neighborhood park, perimeter conflicts and landscaped medians.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF YUBA CITY DOES RESOLVE AS FOLLOWS:

Section 1. Recitals Incorporated by Reference. Incorporating the above Recitals as fact, finds that there remains a reasonable relationship between the current need for the Parks & Recreation, Library Services, Roads Program, Civic Center, Corporation Yard, Levee and Buttes Vista fees and the purposes for which they were originally collected.

Section 2. This resolution shall become effective immediately upon its passage and adoption.

The foregoing resolution was duly and regularly introduced, passed, and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on the 20th day of November, 2018.

AYES:

NOES:

ABSENT:

ATTEST:

Preet Didbal, Mayor

Patricia Buckland, City Clerk

ATTACHMENT 2

**CITY OF YUBA CITY
AB1600 Annual Reporting Requirements**

Impact fee reporting requirements that the City must adhere to each fiscal year:

1. Create separate capital facilities funds or accounts for each improvement funded with impact fees (Government Code Section 66006(a)).
2. Remit all interest income earned by the fees to the same fund; interest income must be spent solely on the purpose for which the fee was originally collected (Section 66006(a)).
3. Within 180 days after the close of each fiscal year, prepare a public report concerning each impact fee fund. Such report must include the fund's beginning and ending balance for the fiscal year, amount of fees and interest deposited into the fund for the fiscal year, and a description of each expenditure from the fund for that year, including identification of the improvement being funded (Section 66006(b)).
4. Review the report at a public meeting.
5. If fees remain unexpended or uncommitted five years after being collected, the local agency is to make a finding that there remains a reasonable relationship between the current need for the fees and the purposes for which they were originally collected (Section 66001(d)).
6. Refund the current owner of lots, units or developed projects any fees, with accrued interest, for which continued need cannot be demonstrated (Section 66001(e)).
7. A local agency must not commingle fees with any other revenue, except for temporary investment purposes (Section 66006(a)).
8. A local agency may not spend impact fees for maintenance or operation of improvements funded with impact fees (Section 65913.8).

ATTACHMENT 3

AB1600 Annual Report
Development Impact Fees - City of Yuba City
Fiscal Year Ended June 30, 2018

Government Code Section 66006 requires local agencies to submit an annual report detailing the status of development impact fees. The annual report must be made available to the public and presented to the City Council within 180 days of the close of a fiscal year.

This report summarizes the following information for each of the development fee programs:

1. Schedule of fees
2. Beginning and ending balances of the fee program
3. Revenue and expenditure information
4. Notes regarding loans or advances between the fee categories

SUMMARY - FY 13/14 THRU FY 17/18

<i>Category Fee Schedule - 06/30/18</i>	<i>Basis</i>	<i>Current</i>	<i>Infill</i>
		<i>Impact Fees</i>	<i>Impact Fees</i>
<i>Single Family Residential</i>	<i>Unit</i>	\$ 28,712.54	\$ 16,534.90
<i>Duplex</i>	<i>Unit</i>	\$ 27,674.75	\$ 15,753.60
<i>Mobile Home</i>	<i>Unit</i>	\$ 17,723.40	\$ 10,167.67
<i>Commercial</i>	<i>Sq. Ft</i>	\$ 10.79	\$ 5.81
<i>Multiple-Family Residential</i>	<i>Unit</i>	\$ 19,062.16	\$ 11,077.51
<i>Office</i>	<i>Sq. Ft</i>	\$ 4.79	\$ 4.49
<i>Industrial</i>	<i>Sq. Ft</i>	\$ 1.04	\$ 1.04

	<u>FY 13/14</u>	<u>FY 14/15</u>	<u>FY 15/16</u>	<u>FY 16/17</u>	<u>FY 17/18</u>
BEGINNING FUND BALANCE, JULY 1	\$ 13,532,374	\$ 11,689,519	\$ 12,799,647	\$ 13,372,512	\$ 12,691,117
REVENUE					
Development Fees	828,828	1,635,789	1,090,959	1,429,766	1,194,221
Interest Earnings	95,567	104,299	127,199	161,665	178,150
Total Revenues	<u>924,395</u>	<u>1,740,088</u>	<u>1,218,158</u>	<u>1,591,431</u>	<u>1,372,370</u>
EXPENDITURES					
Total Expenditures	<u>1,936,348</u>	<u>349,407</u>	<u>329,316</u>	<u>2,476,861</u>	<u>2,222,839</u>
Revenue over or (under) Expenditure	(1,011,953)	1,390,681	888,842	(885,430)	(850,468)
OTHER FINANCING SOURCES (USES)					
Transfers In/Out	(830,903)	(280,553)	(315,977)	204,035	37,176
Total Other	<u>(830,903)</u>	<u>(280,553)</u>	<u>(315,977)</u>	<u>204,035</u>	<u>37,176</u>
Net revenue over/(under) expenditures	(1,842,855)	1,110,128	572,865	(681,395)	(813,293)
ENDING FUND BALANCE, JUNE 30	<u>\$ 11,689,519</u>	<u>\$ 12,799,647</u>	<u>\$ 13,372,512</u>	<u>\$ 12,691,117</u>	<u>\$ 11,877,824</u>

**Parks and Recreation
Revenues & Expenditures
FY 13/14 thru FY 17/18**

<i>Category Fee Schedule - 06/30/18</i>	<i>Basis</i>	<i>Current Impact Fees</i>	<i>Infill Impact Fees</i>
Single Family Residential	Unit	\$ 7,445.28	\$ 3,722.64
Duplex	Unit	\$ 6,817.29	\$ 3,408.65
Mobile Home	Unit	\$ 4,687.49	\$ 2,343.74
Commercial	Sq. Ft	\$ -	\$ -
Multiple-Family Residential	Unit	\$ 5,349.48	\$ 2,674.74
Office	Sq. Ft	\$ -	\$ -
Industrial	Sq. Ft	\$ -	\$ -

	<u>FY 13/14</u>	<u>FY 14/15</u>	<u>FY 15/16</u>	<u>FY 16/17</u>	<u>FY 17/18</u>
BEGINNING FUND BALANCE, JULY 1	\$ 2,555,467	\$ 2,450,271	\$ 2,739,507	\$ 2,567,081	\$ 2,557,170
REVENUE					
Development Fees	383,979	227,337	141,710	276,622	247,131
Interest Earnings	16,477	18,004	20,222	26,351	33,312
Total Revenues	400,457	245,340	161,931	302,973	280,443
EXPENDITURES					
Feather River Parkway Project	931087	16,582			
Feather River Parkway Project - Phase II	931166	127,805	64,673	23,283	4,903
Future Park Development	931207			1,510	
Total Expenditures	144,387	64,673	24,793	4,903	25,527
Revenue over or (under) Expenditure	256,070	180,667	137,138	298,071	254,916
OTHER FINANCING SOURCES (USES)					
Sale of Property		247,932			
Transfer In - Grant Revenue		228,588	23,283	4,868	24,739
Transfer Out - Debt Service	(361,266)	(367,951)	(332,847)	(312,850)	(325,189)
Total Other	(361,266)	108,569	(309,565)	(307,981)	(300,450)
Net revenue over/(under) expenditures	(105,196)	289,236	(172,426)	(9,911)	(45,534)
ENDING FUND BALANCE, JUNE 30	<u>\$ 2,450,271</u>	<u>\$ 2,739,507</u>	<u>\$ 2,567,081</u>	<u>\$ 2,557,170</u>	<u>\$ 2,511,636</u> ^{1/2}

In August 2006, COP's were issued to provide funding for the Gauche Aquatics Park. The Parks and Recreation impact fees are responsible for 50% of the debt service payments (approx. \$385,000/yr.). In June 2008, the City Council authorized a fund balance set aside reserve of \$1,600,000 to ensure that sufficient impact fees are available to make future debt service payments in consideration of the significant decline in developer impact fee revenues received in recent years.

Note 1: The set aside amount is included in the balance shown.

In December 2008, the City Council authorized a loan to the Police Department's share of Impact fees from the Community Center's share of impact fees for the purchase of Land. Semi-Annual repayments of Principal and Interest will come from the Police Departments share of impact fees as they are collected.

Note 2: The Balance is net of the loan in the amount of \$1,683,994.07

Conclusion: No fees have been held uncommitted for more than five years; no refunds required. Accumulated funds are being held for construction of future parks in underserved areas.

**Fire Protection
Revenues & Expenditures
FY 13/14 thru FY 17/18**

<i>Category Fee Schedule - 06/30/18</i>	<i>Basis</i>	<i>Current</i>		<i>Infill</i>	
		<i>Impact Fees</i>	<i>Impact Fees</i>	<i>Impact Fees</i>	<i>Impact Fees</i>
<i>Single Family Residential</i>	<i>Unit</i>	<i>\$ 1,644.97</i>	<i>\$</i>	<i>822.49</i>	<i>\$</i>
<i>Duplex</i>	<i>Unit</i>	<i>\$ 1,505.45</i>	<i>\$</i>	<i>752.72</i>	<i>\$</i>
<i>Mobile Home</i>	<i>Unit</i>	<i>\$ 1,035.43</i>	<i>\$</i>	<i>517.72</i>	<i>\$</i>
<i>Commercial</i>	<i>Sq. Ft</i>	<i>\$ 0.26</i>	<i>\$</i>	<i>0.13</i>	<i>\$</i>
<i>Multiple-Family Residential</i>	<i>Unit</i>	<i>\$ 1,181.37</i>	<i>\$</i>	<i>590.68</i>	<i>\$</i>
<i>Office</i>	<i>Sq. Ft</i>	<i>\$ 0.32</i>	<i>\$</i>	<i>0.16</i>	<i>\$</i>
<i>Industrial</i>	<i>Sq. Ft</i>	<i>\$ 0.09</i>	<i>\$</i>	<i>0.09</i>	<i>\$</i>

	<u>FY 13/14</u>	<u>FY 14/15</u>	<u>FY 15/16</u>	<u>FY 16/17</u>	<u>FY 17/18</u>
BEGINNING FUND BALANCE, JULY 1	\$ (838,743)	\$ (1,283,223)	\$ (1,510,118)	\$ (1,526,961)	\$ (1,513,285)
REVENUE					
Development Fees	12,550	75,913	46,277	76,795	65,773
Interest Earnings					
Total Revenues	12,550	75,913	46,277	76,795	65,773
EXPENDITURES					
Fire Station Improvements	991001 154,222	-	-	-	-
Total Expenditures	154,222	-	-	-	-
Revenue over or (under) Expenditure	(141,672)	75,913	46,277	76,795	65,773
OTHER FINANCING SOURCES (USES)					
Transfer In - Advance DIF from General Fund			239,688	239,688	239,688 ¹
Transfer Out - Debt Service	(302,808)	(302,808)	(302,808)	(302,808)	(302,808)
Total Other	(302,808)	(302,808)	(63,120)	(63,120)	(63,120)
Net revenue over/(under) expenditures	(444,480)	(226,895)	(16,843)	13,676	2,653
ENDING FUND BALANCE, JUNE 30	\$ (1,283,223)	\$ (1,510,118)	\$ (1,526,961)	\$ (1,513,285)	\$ (1,510,632)

Note: In April 2008, the City Council authorized a Lease Financing agreement for the construction of Fire Station #4. The Fire Departments portion of impact fees is responsible for 41.9% of the debt service payments (approx. \$303,000/yr.). The final payment on this debt was made on April 12, 2018.

Note 1: Per Resolutions, Council authorized the Finance Director to advance general fund balance reserves in excess of 15% at a rate of 10% per year of the negative balance in Fire & Police DIF fees as shown below:

- Advance DIF - Fire Pooled Loan - \$239,688
- Advance DIF - Police Pooled Loan - \$158,398

Conclusion: No fees have been held uncommitted for more than five years; no refunds required.

**Library Services
Revenues & Expenditures
FY 13/14 thru FY 17/18**

<i>Category Fee Schedule - 06/30/18</i>	<i>Basis</i>	<i>Current Impact Fees</i>	<i>Infill Impact Fees</i>
<i>Single Family Residential</i>	<i>Unit</i>	<i>\$ 1,102.29</i>	<i>\$ 551.14</i>
<i>Duplex</i>	<i>Unit</i>	<i>\$ 1,008.74</i>	<i>\$ 504.37</i>
<i>Mobile Home</i>	<i>Unit</i>	<i>\$ 693.69</i>	<i>\$ 346.84</i>
<i>Commercial</i>	<i>Sq. Ft</i>	<i>\$ -</i>	<i>\$ -</i>
<i>Multiple-Family Residential</i>	<i>Unit</i>	<i>\$ 792.43</i>	<i>\$ 396.21</i>
<i>Office</i>	<i>Sq. Ft</i>	<i>\$ -</i>	<i>\$ -</i>
<i>Industrial</i>	<i>Sq. Ft</i>	<i>\$ -</i>	<i>\$ -</i>

	<u>FY 13/14</u>	<u>FY 14/15</u>	<u>FY 15/16</u>	<u>FY 16/17</u>	<u>FY 17/18</u>
BEGINNING FUND BALANCE, JULY 1	\$ 1,431,720	\$ 782,630	\$ 861,689	\$ 930,546	\$ 1,026,136
REVENUE					
Development Fees	8,829	33,655	20,981	40,954	36,588
Interest Earnings	5,427	5,946	7,365	10,581	13,938
Total Revenues	14,256	39,602	28,346	51,535	50,526
EXPENDITURES					
Total Expenditures	-	-	-	-	-
Revenue over or (under) Expenditure	14,256	39,602	28,346	51,535	50,526
OTHER FINANCING SOURCES (USES)					
Transfer In - SBFCA Loan Repayment	1,835				
Transfer In - Live Oak Loan P&I		53,518	53,518	57,117	56,499
Transfer Out - Animal Control Facility Design Costs	(41,800)	(14,061)	(13,007)	(13,062)	(13,095)
Transfer Out - Animal Control Facility Loan	931147	(623,380)			
Total Other	(663,346)	39,457	40,511	44,055	43,404
Net revenue over/(under) expenditures	(649,090)	79,058	68,857	95,590	93,930
ENDING FUND BALANCE, JUNE 30	\$ 782,630	\$ 861,689	\$ 930,546	\$ 1,026,136	\$ 1,120,066 ¹

The fund equity balance was used for an internal loan on the construction of the new Animal Control facility.

Effective 8/19/14, Council authorized the new Animal Shelter fee to be included as part of the Community Facilities component of the DIF program in order to reimburse the Library allocation for the City's costs of the new building.

Note 1: The Fund Balance is net of the current principal loan balance due in the amount of \$2,355,101.

Conclusion: No fees have been held uncommitted for more than five years; no refunds required.

**Animal Control Facility
Revenues & Expenditures
FY 13/14 thru FY 17/18**

<i>Category Fee Schedule - 06/30/18</i>	<i>Basis</i>	<i>Current Impact Fees</i>	<i>Infill Impact Fees</i>
<i>Single Family Residential</i>	<i>Unit</i>	<i>\$ 118.21</i>	<i>\$ 59.11</i>
<i>Duplex</i>	<i>Unit</i>	<i>\$ 102.45</i>	<i>\$ 51.23</i>
<i>Mobile Home</i>	<i>Unit</i>	<i>\$ 70.93</i>	<i>\$ 35.46</i>
<i>Commercial</i>	<i>Sq. Ft</i>	<i>\$ -</i>	<i>\$ -</i>
<i>Multiple-Family Residential</i>	<i>Unit</i>	<i>\$ 84.44</i>	<i>\$ 42.22</i>
<i>Office</i>	<i>Sq. Ft</i>	<i>\$ -</i>	<i>\$ -</i>
<i>Industrial</i>	<i>Sq. Ft</i>	<i>\$ -</i>	<i>\$ -</i>

	<u>FY 13/14</u>	<u>FY 14/15</u>	<u>FY 15/16</u>	<u>FY 16/17</u>	<u>FY 17/18</u>
BEGINNING FUND BALANCE, JULY 1	\$ -	\$ -	\$ 545	\$ 2,678	\$ 7,135
REVENUE					
Development Fees		543	2,118	4,392	3,924
Interest Earnings		2	15	66	130
Total Revenues	-	545	2,132	4,458	4,053
EXPENDITURES					
Animal Control Facility	931147	623,380			
Total Expenditures		623,380	-	-	-
Revenue over or (under) Expenditure		(623,380)	545	2,132	4,458
OTHER FINANCING SOURCES (USES)					
Transfer In - Library Fee loan		623,380			
Total Other		623,380	-	-	-
Net revenue over/(under) expenditures		-	545	2,132	4,458
ENDING FUND BALANCE, JUNE 30		\$ -	\$ 545	\$ 2,678	\$ 7,135
			\$	\$	\$ 11,189

Effective 8/19/14, Council authorized the new Animal Shelter fee to be included as part of the Community Facilities component of the DIF program in order to reimburse the Library allocation for the City's costs of the new building.

Conclusion: No fees have been held uncommitted for more than five years; no refunds required.

**Police Protection
Revenues & Expenditures
FY 13/14 thru FY 17/18**

<i>Category Fee Schedule - 06/30/18</i>	<i>Basis</i>	<i>Current</i>		<i>Infill</i>	
		<i>Impact Fees</i>	<i>Impact Fees</i>	<i>Impact Fees</i>	<i>Impact Fees</i>
<i>Single Family Residential</i>	<i>Unit</i>	<i>\$ 1,445.55</i>	<i>\$</i>	<i>722.77</i>	
<i>Duplex</i>	<i>Unit</i>	<i>\$ 1,324.13</i>	<i>\$</i>	<i>662.07</i>	
<i>Mobile Home</i>	<i>Unit</i>	<i>\$ 910.46</i>	<i>\$</i>	<i>455.23</i>	
<i>Commercial</i>	<i>Sq. Ft</i>	<i>\$ 0.23</i>	<i>\$</i>	<i>0.11</i>	
<i>Multiple-Family Residential</i>	<i>Unit</i>	<i>\$ 1,039.60</i>	<i>\$</i>	<i>519.80</i>	
<i>Office</i>	<i>Sq. Ft</i>	<i>\$ 0.28</i>	<i>\$</i>	<i>0.14</i>	
<i>Industrial</i>	<i>Sq. Ft</i>	<i>\$ 0.08</i>	<i>\$</i>	<i>0.08</i>	

	<u>FY 13/14</u>	<u>FY 14/15</u>	<u>FY 15/16</u>	<u>FY 16/17</u>	<u>FY 17/18</u>
BEGINNING FUND BALANCE, JULY 1	\$ (1,008,640)	\$ (1,113,858)	\$ (1,164,140)	\$ (1,082,120)	\$ (973,353)
REVENUE					
Development Fees	11,858	66,794	40,697	67,445	57,789
Interest Earnings					
Total Revenues	<u>11,858</u>	<u>66,794</u>	<u>40,697</u>	<u>67,445</u>	<u>57,789</u>
EXPENDITURES					
Total Expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Revenue over or (under) Expenditure	11,858	66,794	40,697	67,445	57,789
OTHER FINANCING SOURCES (USES)					
Transfer In - Advance DIF from General Fund			158,398	158,398	158,398 ¹
Transfer Out - Debt Service	(117,076)	(117,076)	(117,076)	(117,076)	(117,076)
Total Other	<u>(117,076)</u>	<u>(117,076)</u>	<u>41,322</u>	<u>41,322</u>	<u>41,322</u>
Net revenue over/(under) expenditures	(105,218)	(50,282)	82,019	108,767	99,111
ENDING FUND BALANCE, JUNE 30	<u>\$ (1,113,858)</u>	<u>\$ (1,164,140)</u>	<u>\$ (1,082,120)</u>	<u>\$ (973,353)</u>	<u>\$ (874,243)</u>

Note: In April 2008, the City Council authorized a Lease Financing agreement for the construction of Fire Station #4. A portion of those funds were allocated to the Police Department Expansion project. The Police Departments portion of impact fees is responsible for 16.2% of the debt service payments (approx. \$117,000/yr.). The final payment on this debt was made on April 12, 2018. In addition, a Due To/Due From has been recorded for reimbursement to the City's General Fund for expenditures spent on the Police Expansion Project.

In December 2008, the City Council authorized a loan to the Police Department's share of Impact fees from the Community Center's share of impact fees for the purchase of Land. Semi-Annual repayments of Principal and Interest will come from the Police Departments share of Impact Fees as they are collected. The balance due as of 06/30/18 is \$1,683,994.07.

Note 1: Per Resolutions, Council authorized the Finance Director to advance general fund balance reserves in excess of 15% at a rate of 10% per year of the negative balance in Fire & Police DIF fees as shown below:

Advance DIF - Fire Pooled Loan - \$239,688
Advance DIF - Police Pooled Loan - \$158,398

Conclusion: No fees have been held uncommitted for more than five years; no refunds required.

Roads
Revenues & Expenditures
FY 13/14 thru FY 17/18

<i>Category Fee Schedule - 06/30/18</i>	<i>Basis</i>	<i>Current</i>	<i>Infill</i>
		<i>Impact Fees</i>	<i>Impact Fees</i>
<i>Single Family Residential</i>	<i>Unit</i>	<i>\$ 10,991.46</i>	<i>\$ 5,495.73</i>
<i>Duplex</i>	<i>Unit</i>	<i>\$ 11,612.00</i>	<i>\$ 5,806.00</i>
<i>Mobile Home</i>	<i>Unit</i>	<i>\$ 6,700.97</i>	<i>\$ 3,350.48</i>
<i>Commercial</i>	<i>Sq. Ft</i>	<i>\$ 9.24</i>	<i>\$ 4.62</i>
<i>Multiple-Family Residential</i>	<i>Unit</i>	<i>\$ 6,367.27</i>	<i>\$ 3,183.64</i>
<i>Office</i>	<i>Sq. Ft</i>	<i>\$ 3.32</i>	<i>\$ 3.32</i>
<i>Industrial</i>	<i>Sq. Ft</i>	<i>\$ 0.57</i>	<i>\$ 0.57</i>

	<u>FY 13/14</u>	<u>FY 14/15</u>	<u>FY 15/16</u>	<u>FY 16/17</u>	<u>FY 17/18</u>
BEGINNING FUND BALANCE, JULY 1	\$10,623,367	\$9,895,356	\$10,644,846	\$11,056,381	\$9,903,263
REVENUE					
Development Fees	212,056	840,400	516,645	642,933	530,334
Interest Earnings	67,461	72,152	88,502	107,225	107,404
Total Revenues	<u>279,517</u>	<u>912,552</u>	<u>605,147</u>	<u>750,158</u>	<u>637,738</u>
EXPENDITURES					
Traffic Signals	931027		9,000	375	
Western Parkway/SR20 Intersection	931041	618,926	8,838		
Tuly Rd. Extension	931069		3,676	481	675,778
Fifth Street Bridge Replacement	931084		5		951
Garden Hwy Improvements	931153	98,667	78,287	18,731	444,496
Garden Hwy Rehabilitation	931154	21,247	(23,019)		856,314
Bridge Street Widening	931187	98,945	28,617	153,064	1,290,964
Oji Way Extension Right of Way	931193	137,806	19,394	904	
El Margarita Master Plan Area	931194	31,935	47,265		
Bridge Street Reconstruction	931206			9,934	378,961
SR99/SR20 Intersection	931223				292,000
Total Expenditures	<u>1,007,528</u>	<u>163,062</u>	<u>193,612</u>	<u>2,407,277</u>	<u>2,179,076</u>
Net revenue over/(under) expenditures	(728,011)	749,490	411,535	(1,657,119)	(1,541,338)
OTHER FINANCING SOURCES (USES)					
Transfer In - Grant Revenue				328,201	351,799
Transfer In - Developer Deposit				175,800	
Transfer Out - Schedule A Agreement					(8,198)
Total Other	<u>-</u>	<u>-</u>	<u>-</u>	<u>504,001</u>	<u>343,601</u>
Net revenue over/(under) expenditures	(728,011)	749,490	411,535	(1,153,118)	(1,197,737)
ENDING FUND BALANCE, JUNE 30	<u>\$9,895,356</u>	<u>\$10,644,846</u>	<u>\$11,056,381</u>	<u>\$9,903,263</u>	<u>\$8,705,525</u>

Note 1: The City will advance the funds required for the traffic study from unallocated Roads impact fees but will be reimbursed as project applications are processed within the El Margarita Master Plan Area.

Conclusion: No fees have been held uncommitted for more than five years; no refunds required. The fund equity balance represents collected fees earmarked for ongoing roads projects.

**Civic Center
Revenues & Expenditures
FY 13/14 thru FY 17/18**

<i>Category Fee Schedule - 06/30/18</i>	<i>Basis</i>	<i>Current Impact Fees</i>	<i>Infill Impact Fees</i>
<i>Single Family Residential</i>	<i>Unit</i>	<i>\$ 623.66</i>	<i>\$ 311.83</i>
<i>Duplex</i>	<i>Unit</i>	<i>\$ 572.04</i>	<i>\$ 286.02</i>
<i>Mobile Home</i>	<i>Unit</i>	<i>\$ 392.75</i>	<i>\$ 196.37</i>
<i>Commercial</i>	<i>Sq. Ft</i>	<i>\$ 0.10</i>	<i>\$ 0.05</i>
<i>Multiple-Family Residential</i>	<i>Unit</i>	<i>\$ 448.31</i>	<i>\$ 224.16</i>
<i>Office</i>	<i>Sq. Ft</i>	<i>\$ -</i>	<i>\$ -</i>
<i>Industrial</i>	<i>Sq. Ft</i>	<i>\$ -</i>	<i>\$ -</i>

	<u>FY 13/14</u>	<u>FY 14/15</u>	<u>FY 15/16</u>	<u>FY 16/17</u>	<u>FY 17/18</u>
BEGINNING FUND BALANCE, JULY 1	\$ 12,299	\$ 19,048	\$ 41,793	\$ 54,956	\$ 80,208
REVENUE					
Development Fees	6,657	22,479	12,757	24,458	21,548
Interest Earnings	92	266	406	793	1,225
Total Revenues	<u>6,749</u>	<u>22,745</u>	<u>13,163</u>	<u>25,252</u>	<u>22,773</u>
EXPENDITURES					
Total Expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Revenue over or (under) Expenditure	6,749	22,745	13,163	25,252	22,773
OTHER FINANCING SOURCES (USES)					
Transfer In					
Transfer Out					
Total Other	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net revenue over/(under) expenditures	6,749	22,745	13,163	25,252	22,773
ENDING FUND BALANCE, JUNE 30	\$ 19,048	\$ 41,793	\$ 54,956	\$ 80,208	\$ 102,981

Conclusion: No fees have been held uncommitted for more than five years; no refunds required.
The fund equity balance represents collected fees earmarked for future civic center projects.

**Corporation Yard
Revenues & Expenditures
FY 13/14 thru FY 17/18**

<i>Category Fee Schedule - 06/30/18</i>	<i>Basis</i>	<i>Current Impact Fees</i>	<i>Infill Impact Fees</i>
<i>Single Family Residential</i>	<i>Unit</i>	<i>\$ 983.84</i>	<i>\$ 491.92</i>
<i>Duplex</i>	<i>Unit</i>	<i>\$ 900.20</i>	<i>\$ 450.10</i>
<i>Mobile Home</i>	<i>Unit</i>	<i>\$ 619.73</i>	<i>\$ 309.86</i>
<i>Commercial</i>	<i>Sq. Ft</i>	<i>\$ 0.15</i>	<i>\$ 0.08</i>
<i>Multiple-Family Residential</i>	<i>Unit</i>	<i>\$ 706.40</i>	<i>\$ 353.20</i>
<i>Office</i>	<i>Sq. Ft</i>	<i>\$ -</i>	<i>\$ -</i>
<i>Industrial</i>	<i>Sq. Ft</i>	<i>\$ -</i>	<i>\$ -</i>

	<u>FY 13/14</u>	<u>FY 14/15</u>	<u>FY 15/16</u>	<u>FY 16/17</u>	<u>FY 17/18</u>
BEGINNING FUND BALANCE, JULY 1	\$ 20,288	\$ 30,988	\$ 66,869	\$ 87,640	\$ 127,486
REVENUE					
Development Fees	10,503	35,455	20,124	38,585	33,993
Interest Earnings	197	426	647	1,261	1,945
Total Revenues	<u>10,700</u>	<u>35,881</u>	<u>20,771</u>	<u>39,846</u>	<u>35,938</u>
EXPENDITURES					
Total Expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Revenue over or (under) Expenditure	10,700	35,881	20,771	39,846	35,938
OTHER FINANCING SOURCES (USES)					
Transfer In					
Transfer Out					
Total Other	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net revenue over/(under) expenditures	10,700	35,881	20,771	39,846	35,938
ENDING FUND BALANCE, JUNE 30	<u>\$ 30,988</u>	<u>\$ 66,869</u>	<u>\$ 87,640</u>	<u>\$ 127,486</u>	<u>\$ 163,423</u>

Conclusion: No fees have been held uncommitted for more than five years; no refunds required.
The fund equity balance represents collected fees earmarked for future corporation yard projects.

**Administration
Revenues & Expenditures
FY 13/14 thru FY 17/18**

<i>Category Fee Schedule - 06/30/18</i>	<i>Basis</i>	<i>Current Impact Fees</i>	<i>Infill Impact Fees</i>
<i>Single Family Residential</i>	<i>Unit</i>	<i>\$ 574.25</i>	<i>\$ 574.25</i>
<i>Duplex</i>	<i>Unit</i>	<i>\$ 553.49</i>	<i>\$ 553.49</i>
<i>Mobile Home</i>	<i>Unit</i>	<i>\$ 354.47</i>	<i>\$ 354.47</i>
<i>Commercial</i>	<i>Sq. Ft</i>	<i>\$ 0.22</i>	<i>\$ 0.22</i>
<i>Multiple-Family Residential</i>	<i>Unit</i>	<i>\$ 381.24</i>	<i>\$ 381.24</i>
<i>Office</i>	<i>Sq. Ft</i>	<i>\$ -</i>	<i>\$ -</i>
<i>Industrial</i>	<i>Sq. Ft</i>	<i>\$ -</i>	<i>\$ -</i>

	<u>FY 13/14</u>	<u>FY 14/15</u>	<u>FY 15/16</u>	<u>FY 16/17</u>	<u>FY 17/18</u>
BEGINNING FUND BALANCE, JULY 1	\$ 9,788	\$ 8,695	\$ 25,126	\$ 14,242	\$ 27,582
REVENUE					
Development Fees	8,614	27,377	14,063	27,263	20,978
Interest Earnings	81	181	179	319	383
Total Revenues	<u>8,695</u>	<u>27,558</u>	<u>14,242</u>	<u>27,582</u>	<u>21,361</u>
EXPENDITURES					
Professional Services		2,432			
Total Expenditures	<u>-</u>	<u>2,432</u>	<u>-</u>	<u>-</u>	<u>-</u>
Revenue over or (under) Expenditure	8,695	25,126	14,242	27,582	21,361
OTHER FINANCING SOURCES (USES)					
Transfer In					
Transfer Out	(9,788)	(8,695)	(25,126)	(14,242)	(27,582)
Total Other	<u>(9,788)</u>	<u>(8,695)</u>	<u>(25,126)</u>	<u>(14,242)</u>	<u>(27,582)</u>
Net revenue over/(under) expenditures	(1,093)	16,431	(10,884)	13,340	(6,221)
ENDING FUND BALANCE, JUNE 30	<u>\$ 8,695</u>	<u>\$ 25,126</u>	<u>\$ 14,242</u>	<u>\$ 27,582</u>	<u>\$ 21,361</u>

Note: A two percent (2.0%) fee was included in the Fee Justification Study to pay for the ongoing administration of the program.

**Levee Fee
Revenues & Expenditures
FY 13/14 thru FY 17/18**

<i>Category Fee Schedule - 06/30/18</i>	<i>Basis</i>	<i>Current</i>	<i>Infill</i>
		<i>Impact Fees</i>	<i>Impact Fees</i>
<i>Single Family Residential</i>	<i>Unit</i>	\$ 3,783.01	\$ 3,783.01
<i>Duplex</i>	<i>Unit</i>	\$ 3,278.95	\$ 3,278.95
<i>Mobile Home</i>	<i>Unit</i>	\$ 2,257.48	\$ 2,257.48
<i>Commercial</i>	<i>Sq. Ft</i>	\$ 0.61	\$ 0.61
<i>Multiple-Family Residential</i>	<i>Unit</i>	\$ 2,711.61	\$ 2,711.61
<i>Office</i>	<i>Sq. Ft</i>	\$ 0.86	\$ 0.86
<i>Industrial</i>	<i>Sq. Ft</i>	\$ 0.30	\$ 0.30

	<u>FY 13/14</u>	<u>FY 14/15</u>	<u>FY 15/16</u>	<u>FY 16/17</u>	<u>FY 17/18</u>
BEGINNING FUND BALANCE, JULY 1	\$ 585,277	\$ 755,012	\$ 911,316	\$ 1,056,743	\$ 1,209,329
REVENUE					
Development Fees	171,706	269,438	248,107	204,669	159,676
Interest Earnings	4,859	6,106	8,231	12,598	16,622
Total Revenues	<u>176,565</u>	<u>275,544</u>	<u>256,338</u>	<u>217,267</u>	<u>176,298</u>
EXPENDITURES					
Floodplain map review	6,830	460			
Urban Level of Flood Protection	931024	118,780	110,911	64,682	18,236
Total Expenditures	<u>6,830</u>	<u>119,240</u>	<u>110,911</u>	<u>64,682</u>	<u>18,236</u>
Revenue over or (under) Expenditure	169,735	156,304	145,427	152,585	158,062
OTHER FINANCING SOURCES (USES)					
Transfer In					
Transfer Out					
Total Other	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net revenue over/(under) expenditures	169,735	156,304	145,427	152,585	158,062
ENDING FUND BALANCE, JUNE 30	<u>\$ 755,012</u>	<u>\$ 911,316</u>	<u>\$ 1,056,743</u>	<u>\$ 1,209,329</u>	<u>\$ 1,367,391</u>

Conclusion: No fees have been held uncommitted for more than five years; no refunds required.
The fund equity balance represents collected fees earmarked for future levee improvement projects including but not limited to compliance with Senate Bill 5(SB5).
This fee funds floodplain management measures, regulatory compliance measures, and non-structural risk reduction measures that are beyond the scope of SBFCA's Assessment District.

**Buttes Vista
Revenues & Expenditures
FY 13/14 thru FY 17/18**

<i>Category Fee Schedule - 06/30/18</i>	<i>Basis</i>	<i>Current Impact Fees</i>
<i>Single Family Residential</i>	<i>Unit</i>	<i>\$ 1,832.04</i>
<i>Duplex/4-Plex</i>	<i>Unit</i>	<i>\$ 1,701.19</i>
<i>Multiple-Family Residential</i>	<i>Unit</i>	<i>\$ 1,406.71</i>

	<u>FY 13/14</u>	<u>FY 14/15</u>	<u>FY 15/16</u>	<u>FY 16/17</u>	<u>FY 17/18</u>
BEGINNING FUND BALANCE, JULY 1	\$ 141,551	\$ 144,600	\$ 182,214	\$ 211,327	\$ 239,447
REVENUE					
Development Fees	2,075	36,398	27,481	25,649	16,488
Interest Earnings	974	1,216	1,632	2,472	3,191
Total Revenues	<u>3,049</u>	<u>37,614</u>	<u>29,113</u>	<u>28,120</u>	<u>19,680</u>
EXPENDITURES					
Total Expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Revenue over or (under) Expenditure	3,049	37,614	29,113	28,120	19,680
OTHER FINANCING SOURCES (USES)					
Transfer In					
Transfer Out					
Total Other	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net revenue over/(under) expenditures	3,049	37,614	29,113	28,120	19,680
ENDING FUND BALANCE, JUNE 30	<u>\$ 144,600</u>	<u>\$ 182,214</u>	<u>\$ 211,327</u>	<u>\$ 239,447</u>	<u>\$ 259,126</u>

Note: On April 20, 1999, the City Council adopted Resolution 99-021 establishing Development Impact Fees for repayment of costs associated with the preparation of the Buttes Vista Neighborhood Plan and the acquisition and development of a neighborhood park in the project area. On April 4, 2000, the City Council adopted Resolution 00-28 establishing additional Development Impact Fees for repayment of costs associated with the perimeter conflict mitigation and arterial landscape medians in the Buttes Vista Neighborhood Plan.

Status of improvements:

- Undergrounding 12 kv electric line - partially completed
- Additional right-of-way along Pease Road - completed
- Additional right-of-way for a sound wall along Onstott Frontage Rd - not complete
- Arterial landscaped medians on Pease Road and Stabler Lane - partially completed

Conclusion: No fees have been held uncommitted for more than five years; no refunds required. The fund equity balance represents collected fees earmarked for future Buttes Vista Neighborhood improvements.